

UNAPPROVED

Inland Wetlands & Watercourses Commission - Public Meeting, June 20, 2012

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday June 20, 2012 at 7:30 P.M. in the Town Council Chambers, Town Hall, 505 Silas Deane Highway, Wethersfield, CT 06109.

Members Present:

Lou Sanzaro, Chairman
Brent M. Owen, Vice Chairman
David Ambrose
Lawrence Buck
David Herold
Matthew Zagaja

Also Present:

Don Moisa, IWWC Agent

Four (6) persons in the audience

Chairman Sanzaro opened the meeting at 7:30 p.m.

GENERAL COMMENTS

No comments.

PUBLIC MEETING

Application No. 624-12 E/S Capital Region Education Council (CREC) ,176 Cumberland Ave. Parcel No. 161-001,162-028,162-029 Application for Erosion and Sedimentation Control Certification for an existing building renovation/addition and associated site work.

Attorney Peter Alter representing the applicant outlined the project.

Mr. Alter described the project as the renovation and addition to the former Northeast Utilities building to create a magnet school for pre-kindergarten thru grade 5.

The plan is to retain the core building of the existing structure with an addition of a gymnasium, cafeteria, arts, and music room.

The theme of the Discovery Academy would be science, engineering, math, and nature. They propose to develop a U to 11 soccer field with various outdoor areas for students.

There is one field located wetlands along the east side of the site. No activity is proposed within any wetland area.

Mr. Alter introduced Corey Garro PE of Close , Jensen & Miller.

Mr. Garro explained that the property is a combination of 3 parcels combined to form 13.26Ac. The site has 3 principal drainage areas: 1 area drains toward Wolcott Hill Rd., another area drains towards the Wilbur Cross Parkway, and a third area drains toward the west.

The proposed site improvements would create less than one acre of impervious surfaces.

The site and stockpile area would have silt fence around the perimeter, all catch basins would have silt sacs installed.

A construction entrance would be off of Jenrich Rd. & grease and oil separators would be used on the drainage system.

The plans contain an extensive list of erosion and sediment notes and details for not only during construction but also post construction.

The plans also make use of several rain gardens for stormwater control and for recharging back into the ground.

Commissioners questioned post construction maintenance and a memo from Mike Turner, Director of Public Works/ Town Engineer.

Mr. Garro produced a copy of Mike Turner's memo for the Commission.

Motion by Commissioner Zagaja to Certify the Erosion and Sediment Control Plan as submitted, seconded by Commissioner Herold.

All voted in favor.
Motion passed.

Application No. 625-12 Wethersfield Retail LLC, 150-210 Silas Deane Highway, Parcel No. 211-001 Application for a building addition to “Price Rite” within a regulated area.

Mr. Peter La Pointe, Project Manager with Colvest explained the need of the “Price Rite” store to expand the material handling area and the request to construct a building addition that squares off with the rest of the existing building.

Mr. La Pointe introduced Mr. Dana Steele PE from J.R. Russo & Associates, LLC.

Mr. Steele explained that the construction of the addition was within the area of detailed flood zone study and elevation 34 was the determined 100Yr Flood Level.

The proposed additions results in a 22 Cubic yard loss of flood storage capacity however the regrading of the loading area will provide 146 cubic yards of additional flood storage capacity, with a net result of 124 cubic yards of additional flood storage capacity provided.

Mr. Steele also presented revised plans to address comments in the Town Staff review dated June 14, 2012.

Commissioners questioned erosion and sediment control measures in the parking area and around the proposed dumpster enclosures.

Mr. Steele indicated that the catch basin inlet grates would be wrapped in fabric and agreed to add silt fence around the proposed dumpster enclosures along the east side of the project.

Motion by Commissioner Buck to approve as a Summary Ruling, seconded by Commissioner Owen

All voted in favor.
Motion passed.

Application No. 623-12 E/S RJD Development, 214 Goff Rd. Parcel No. 060-001
Application for Erosion and Sedimentation Control Certification for utilities and new home construction for a 5 lot residential subdivision.

James Cassidy PE of Hallisey Pearson & Cassidy represented the applicant.

Mr. Cassidy described the project as a 4.2 Ac. parcel between Nott St. & Wells Rd.

They withdrew the Planning & Zoning application for the previously approved 7 lot subdivision and are now submitting for Erosion & Sedimentation Control Certification on 5 frontage lots.

As part of the Planning and Zoning approval it was requested that all the grading on the property be done at 1 time.

In the initial phase they would be bringing the entire site down to grade, stabilizing the area and then proceeding with the individual lot development.

For the initial phase the entire front and sides of the property would have erosion and sediment control with just one construction entrance near the Southerly side of the property.

Once the site is stabilized then individual development with individual soil and erosion control methods would take place.

The total disturbed area for the initial phase would be 60,000 S.F. then after would be 10,000 S.F. per lot.

Commissioners questioned how much excess material there would be and where it would go, and also Mike Turner's recommendation for individual drainage calculations be submitted for each underground retention system.

Mr. Cassidy explained that there would be 26,000 Cu. Yd. of excess material where a majority of it would go to Rocky Hill.

The current plans show a typical configuration for the underground retention systems based on a 2400 S. Ft. building footprint.

It was recommended that additional calculations be provided based on an actual proposed house at the time of building permit application.

Motion by Commissioner Herold to Certify the Erosion and Sediment Control Plan, seconded by Commissioner Owen.

All voted in favor.

Motion passed.

Application No. 626-12 E/S RJD Development, Property of Michael Harris Trustee, Back Lane. Parcel No. 043-011,042-016 Application for re-subdivision into 2 new building lots, associated driveway and drainage construction. Also seeking Erosion and Sedimentation Control Certification.

Chairman Sanzaro indicated that due to the 500' notification of an adjoining municipality requirement, the Commission would not likely be acting on this application at tonight's meeting.

James Cassidy PE of Hallisey Pearson & Cassidy represented the applicant.

Mr. Cassidy presented a copy of a certified letter to the Town of Newington Conservation Commission and also indicated that he had met with the Town of Newington Town Engineer and Conservation Commission.

Mr. Cassidy gave an overview of the project and location, and indicated that there were 3 Inland Wetland areas; One area contained 2.7Ac. along the 1860 Reservoir, another area was a 1.7 Ac. isolated pocket, and the third was a 1.0 Ac. Along the southwest part of the property.

The grading of the site is moderate from an elevation of 214 to an elevation of 210.

Mr. Cassidy also indicated that there was Flood Zone A on the property and the 1860 Channel Encroachment Lines.

A Sanitary Sewer line runs along the easterly portion of the property and an additional Sanitary Sewer runs from Back Lane.

A 30" RCP Storm Drain pipe runs from Back Lane toward the 1860 Reservoir.

Two parcels are to be combined for a total of 15.84 Ac. Which would then be divided into one 2.55Ac. lot and another 8.88 Ac. lot.

There would be a 60' wide Right of Way deeded to the Town of Wethersfield to allow for the connection of Old Reservoir Rd. in the future along with an additional 2.94 Ac. as Open Space.

There is a drainage channel along the rear of the houses on Westmont Rd. to a box culvert under the 60' Right of Way of Old Reservoir Rd.

The box culvert is blocked and doesn't allow the water from the drainage channel to drain.

Someone has dug a 2' wide at the bottom 6' wide at the top channel along the south side of the box culvert to relieve the water flowing down the channel.

The applicant would need to get a driveway across the channel and would prefer not to disturb the box culvert but would add two additional 36" pipes with flared ends and rip rap protection to allow the water to get through when the box culvert backs up.

Commissioners questioned why the box culvert was not being restored, having 3 culverts instead of 1, and the flooding problems some of the houses along the Westmont Rd. channel had experienced in the past.

Mr. Cassidy explained that the cost of replacing the box culvert was a concern, also the box culvert was right on the property line and would require easements and grading rights from the adjoining property, in addition to get the box culvert to function properly would require regrading further downstream resulting in more wetlands disturbance and triggering the need for an application to the Army Corps of Engineers.

Commissioners questioned if grading rights along the proposed 60' Right of Way we're being conveyed with the Right of Way, and also the feasibility of placing the twin 36" pipes north of the box culvert where grading rights would not be a concern.

Commissioners questioned if it was recommended to either remove, clean, or abandon in place the box culvert.

Mr. Cassidy also discussed the erosion control measures as indicated on the plans.

Motion by Commissioner Buck to table the application, seconded by Commissioner Owen
All voted in favor.

Motion passed.

GENERAL BUSINESS

1. Approval of Minutes- April 18, 2012 Special Meeting
(LS,DA,SD,LB,JH,MC,DH)

Motion by Commissioner Ambrose seconded by Commissioner Zagaja to
Approve the minutes as presented.

All Commissioners present at the meeting voted in favor. Motion passed.

2. Correspondence (No Action Required)
 - a. "The Habitat", newsletter
 - b. "Your Local Environment", newsletter
 - c. "CFL" newsletter
 - d. The Connecticut Environmental Review Team brochure
 - e. Information from June 6, 2012 Segment 2 Municipal Inland Wetland
Training Program
 - f. "Sound Outlook" newsletter

ADJOURNMENT

Chairman Sanzaro adjourned the meeting at 8:39 pm

I hereby certify that the above is a true copy of the minutes approved by the Inland Wetlands &
Watercourses Commission.

Don Moisa, Wetlands Agent

Date